

Bellevue Acres Homeowners Association Annual Board Meeting Minutes September 9, 2021

Meeting Announcement and Agenda

An invitation to a virtual (Zoom) annual meeting was emailed to Bellevue Acres Homeowners Association (BAHOA) members on August 27, 2021. A meeting agenda, financial statement, and voting proxy accompanied the invitation. Hard copies of the invitation were also mailed to association members who preferred postal mail instead of email. A reminder of the virtual meeting was emailed to homeowners on the day of the meeting. The meeting date, time, and Zoom call contact information were also posted on the BAHOA website.

Quorum and Call to Order

Twenty homeowners participated in the virtual meeting; sixteen by direct participation and four by proxy (see attached participation list). This represents 33.3% of the HOA homeowners. Only 25% participation is required for a quorum. Therefore, a quorum was reached and the meeting was called to order by Janet Hinchliffe, BAHOA president, at 7:04 pm.

Meeting Agenda

The meeting agenda is attached to these minutes.

Introduction of Officers, ACC Members, and New Neighbors

Janet introduced the Board Officers and Architectural Control Committee (ACC) members. Maggie Theis introduced herself as a new neighbor, even though she and her family have lived in the neighborhood for more than a year.

Treasurer's Report

The current balance of our Checking/Savings Account is \$26,437. Our starting balance on January 1, 2021 was \$22,133.94. We anticipate a year-end balance of about \$22,437. A detailed accounting of revenue and expenses is presented in the attached Treasurer's Report. Motion was made, seconded and unanimously approved to accept the Treasurer's Report.

Year in Review

ACC Report: It was another busy year for the ACC. Many Project Applications were submitted to the ACC for review. Most were approved with little or no comment. However, several homes are not in compliance with our Guidelines, Rules, and Regulations (GRRs). The ACC and Board officers are working with them to bring their homes into compliance. Most are cooperating, but several are not. For those who are not, notices of violation have been submitted to them, and fines are being imposed – all in accordance with GRRs.

Nearby Construction and Zoning/Road Developments:

- The South Alkire Street widening project is moving forward as planned. Maintenance of the BAHOA “common property” along South Alkire will no longer be necessary because the irrigated lawn and trees are being replaced by an acceleration land and sidewalk. The BAHOA entrance sign and grass strip along West Arlington will remain, and continue to be maintained by the HOA.
- Furniture Row, who is planning a warehouse building in the vacant lot immediately north of Topsy’s Liquor store, has submitted a revised landscape plan to JeffCo Zoning Dept that scales back its originally-proposed plantings. Gary Konwinski submitted an objection to the modification.
- An RV has been parked in the LaQuinta parking lot adjacent to South Alkire Street for about three months. As a private citizen, Gary is working with La Quinta, and if necessary, JeffCo Zoning Dept, to have it removed.
- There is no news on the status of the C-470 highway expansion. Sound abatement studies have been put on hold and the planning group we have been communicating with has been disbanded.

New Trash/Recycling Contract: Our new contract for trash removal and recycling pickup is with Republic Services. It became effective May 1, 2021. It is a 5-year contract with fixed costs for the first two years, and a 5% rate adjustment cap for the remaining three years. The scope of services is the same as that proposed by our previous provider, but the negotiated rates are considerably lower.

BAHOA Website

Calvin Sawkins upgraded our website to include general information about our community, new links and contact information, and important information about Republic’s trash and recycling services. It is online and the calendar of events, meeting minutes, and administrative documents will continue to be updated.

Elections

The Board and other BAHOA members expressed their sincere appreciation to the Officers (Michelle Winn and Eldon Sullivan) and ACC members (Gary Konwinski, Calvin Sawkins, and John Benton) who volunteered their time and efforts to fulfill their terms of service to the BAHOA. That left vacancies for four Board members: two to fill Officer positions and two to fill ACC positions. The term of service for an Officer is two years and the term of service for an ACC member is three years.

Three candidates consisting of Michelle Winn, Eldon Sullivan, and Brian Welling volunteered for the two open Officer positions. Michelle Winn and Brian Welling were elected to fill the open seats. Each position is for a 2-year term, ending September 2023.

For the ACC positions three candidates (Gary Konwinski, Chris Purcell, and Tim Christiansan) volunteered for the two open seats. Gary Konwinski was elected to serve another 3-year term (ending September 2024). Tim Christiansan was elected to serve the remaining one year of an

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original 3-year term. For clarification, the ACC positions and remaining service durations are: Gary Konkinski (3 years), Stephen Winkler (2 years), and Tim Christiansan (1 year).

Meeting Adjourned at 8:30 pm

Respectfully Submitted

Tim Shangraw, Secretary

List of Homeowners Virtually Participating in the September 9, 2021 Annual Meeting

Calvin Sawkins
Maggie Theis
Brian Welling
Janet Hinchcliffe
Michelle Winn
Gary Konwinski
Tim Shangraw
Scott Szymanski
Eldon Sullivan
Roger Wertz (represented by Blake Wertz)
Terry Arnold
Stephen Winkler
Tim Christainsan
Della Chonka
Lee Manning
John Benton
Fred Condra (by proxy)
Tim Anderson (by proxy)
Chris Ervin (by proxy)
Joe Wujek (by proxy)